

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT****Division of Housing Policy Development**

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February 16, 2005

Mr. Tim Rainey  
General Plan Coordinator  
City of Wheatland  
313 Main Street  
Wheatland, CA 95692

Dear Mr. Rainey:

**RE: Review of the City of Wheatland's Draft Housing Element**

Thank you for submitting the City of Wheatland's draft housing element, received for review on December 21, 2004, along with additional revisions on January 27, 2005. The Department is required to review draft housing elements and report the findings to the locality, pursuant to Government Code Section 65585(b). The review was assisted by various conversations and a meeting with Messrs. Rik Keller and Daniel Amsden, your consultants, in January 2005.

The Department is pleased to find the submitted revisions address the statutory requirements described in the Department's October 21, 2004 review. The element will be in full compliance with State housing element law (Article 10.6 of Government Code) when adopted (with all revisions) and submitted to this Department for review pursuant to Government Code Section 65585(g). The City is to be commended for strengthening its programmatic commitment to rezone sites for multifamily and assist in the development of housing for lower-income families and farmworkers.

In closing, the cooperation of Messrs. Keller and Amsden, during the course of the review is appreciated. The Department looks forward to receiving the City's adopted housing element, with all revisions, pursuant to Government Code Section 65585(g). If you have any questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,

Cathy E. Creswell  
Deputy Director

cc: Rik Keller, Consultant, Mintier and Associates  
Daniel Amsden, Consultant, Mintier and Associates  
Mark Stivers, Senate Committee on Transportation & Housing  
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office  
Terry Roberts, Governor's Office of Planning and Research  
Nick Cammarota, California Building Industry Association  
Marcia Salkin, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Weiner, California Coalition for Rural Housing  
John Douglas, AICP, Civic Solutions  
Deanna Kitamura, Western Center on Law and Poverty  
S. Lynn Martinez, Western Center on Law and Poverty  
Alexander Abbe, Law Firm of Richards, Watson & Gershon  
Michael G. Colantuono, Colantuono, Levin & Rozell, APC  
Ilene J. Jacobs, California Rural Legal Assistance, Inc.  
Richard Marcantonio, Public Advocates  
Rachel Iskow, Rural California Housing Corp.